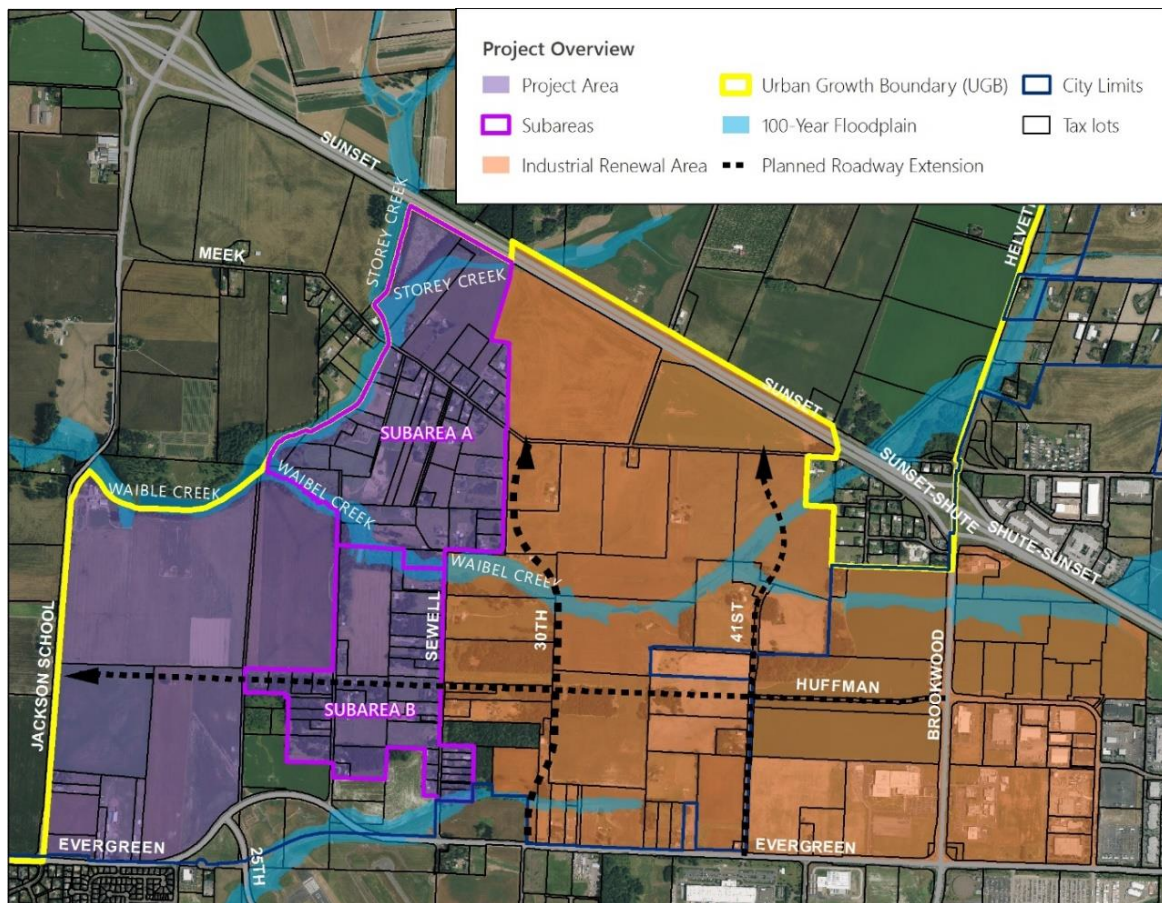


## Jackson East Project Frequently-Asked Questions (Updated July 2017)

### 1. *What is the Jackson East Project?*

The City is undertaking the Jackson East Project to plan for the eventual urbanization of this area in unincorporated Washington County. The Urban Growth Boundary, or UGB, is a land use planning term used to distinguish between urbanizing areas and protected farm and forest lands. Jackson East includes 545-acres brought into the UGB in 2014 by the Oregon Legislature through House Bill 4078 for future employment. The purpose of this project is to evaluate potential growth and development scenarios for the Jackson East area over the long-term.



### 2. *Where is Jackson East?*

Jackson East, depicted in the map above, is the geographical reference name for the 670-acre area located north of existing Hillsboro city limits. Jackson East is bounded by Evergreen Road (south), Jackson School Road, Waibel Creek and Storey Creek (west), U.S. Highway 26 (north), and the North Hillsboro Industrial Renewal Area (east).

Jackson East includes two *subareas* characterized by highly parcelized, rural-residential development patterns. Subarea B, located south of Waibel Creek, was brought into the UGB by the Metro regional government in 2005 for future employment, and designated for industrial use in 2008. Subarea A, located north of Waibel Creek, was brought into the UGB in 2014 by the Oregon Legislature through House Bill 4078, also to support future employment. This was a direct decision by the Legislature, and not a specific expansion requested by the City of Hillsboro.

**3. *Has a decision been made regarding how the Jackson East area will redevelop over time?***

The City intends to designate the 545 acres brought into the UGB through House Bill 4078 for industrial use, including the highly parcelized, rural-residential properties in Subarea A. This is consistent with House Bill 4078, which specifically directed that this UGB expansion area be planned and zoned for employment use. The City also intends to maintain the existing Hillsboro Comprehensive Plan industrial designation for Subarea B.

**4. *Why is the Jackson East area best-suited for future industrial use?***

North Hillsboro is of regional and statewide importance for economic growth, and the City has made and is planning to make considerable investments to support industrial employment in the surrounding North Hillsboro area. Designating the subareas for future industrial use will create additional industrial development opportunities adjacent to the North Hillsboro Industrial Area, and reduce potential use conflicts in this area as industrial development occurs on adjacent properties.

**5. *What were the conclusions regarding future residential use in Jackson East?***

While Jackson East's highly parcelized, rural-residential properties were brought into the UGB to support future employment needs, the City chose to evaluate a wider range of alternative future land uses, including residential, based on the city's lack of available single-family residential land, the existing rural-residential development pattern, and current property owner requests. The analysis revealed that designating portions of Jackson East for future residential use could impact the area's future ability to support employment and could lead to conflicts with future industrial uses.

**6. *Can a property remain outside the City of Hillsboro?***

Yes, a property can remain outside the City of Hillsboro even after nearby properties have chosen to annex into the City. It should be noted that urban service provision is more efficient and cost effective for all parties if a property is not surrounded by annexed properties over the long term.

**7. *When can a Jackson East property annex into Hillsboro?***

A property can be annexed into Hillsboro once Comprehensive Plan amendments have been adopted in fall 2017 and if the property is in close proximity to Hillsboro city limits.

**8. *When can Jackson East area properties redevelop for industrial?***

Properties can redevelop for industrial following annexation into Hillsboro city limits, the application of urban zoning, extension of transportation and public facilities, and the approval of a development application.

**9. *Will existing property owners be responsible for paying to extend transportation infrastructure, public utilities, and services into the project area?***

No. Future development will trigger and be responsible for extending improved transportation infrastructure, public utilities, and services into the project area and along adjacent property lines.

**10. *Will existing property owners be responsible for paying to connect to public utilities adjacent to their property?***

Yes, the owner of an existing home wishing to connect to public utilities adjacent to their property would be responsible for the costs associated with that connection. Additional information regarding connections will be shared by providers at the time development occurs.

**11. *What is the Crescent Park Greenway that is to run through the Jackson East area?***

The Crescent Park Greenway is a linear, vegetated open space being planned by the Hillsboro Parks & Recreation Department. The core part of the greenway will loop around Hillsboro city limits along multiple stream corridors. The Crescent Park Greenway will provide recreation, stormwater management, and natural resource restoration. The Greenway is to run through the Jackson East area adjacent to Waibel Creek.

**12. *How can I participate in the Jackson East Project?***

At least two additional community meetings will be held as this project moves forward, including appropriate advance notification to affected property owners. Interested parties will also have opportunities to review and comment on project materials via e-mail, phone, and in-person. Additional background and related materials are available for you to review on the project webpage at [Hillsboro-Oregon.gov/JacksonEast](https://hillsboro-oregon.gov/JacksonEast).

**13. *Who do I contact for more information about this project?***

If you have questions or comments to share, please feel free to contact Senior Planner Dan Rutzick at 503-681-5358 or [dan.rutzick@hillsboro-oregon.gov](mailto:dan.rutzick@hillsboro-oregon.gov).